

REPLACEMENT TENTATIVE MAP FOR COUNTY OF SAN DIEGO TRACT NO. 5463 10004 CHANNEL ROAD

SPECIAL ASSESSMENT ACT

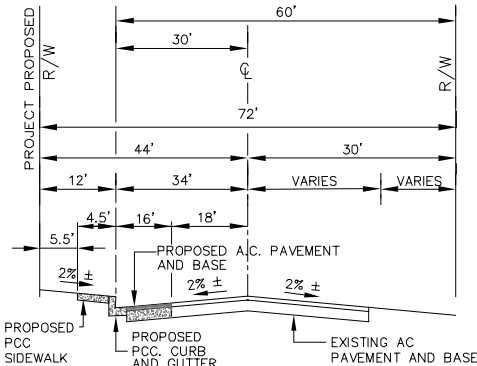
OWNER WILL REQUEST THE BOARD OF SUPERVISORS PERMISSION TO INITIATE PRECEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF THE IMPROVEMENTS FOR WIDENING OF CHANNEL ROAD. IMPROVEMENTS ARE AS FOLLOWS, HOWEVER THEY ARE NOT LIMITED TO: CURB & GUTTER, P.C.C. SIDEWALK, A.C. PAVEMENT & BASE, STREET LIGHTS, AND STORM DRAINAGE FACILITIES.

OPEN SPACE SUMMARY

TYPE	REQUIRED	PROVIDED
GROUP USEABLE OPEN SPACE	1,200 S.F.	1,632 S.F.
PRIVATE USEABLE OPEN SPACE	400 S.F.	400 S.F.
CHILDREN'S PLAY AREA	400 S.F.	400 S.F.
TOTALS:	2,000 S.F.	2,432 S.F.

DWELLING UNIT & PARKING DATA

DWELLING UNITS	OFF-STREET PARKING SPACES
6 (SIX) 2 (TWO) BEDROOM UNITS 2 @ 1,238 S.F.=2476 S.F. 2 @ 1,288 S.F.=2576 S.F. 2 @ 1,298 S.F.=2596 S.F.	(ALL WILL BE ASSIGNED TO UNITS) 14 EA. GARAGE SPACES 3 EA. OPEN SPACES 1 EA. HANDI-CAP SPACE
2 (TWO) 3 (THREE) BEDROOM UNITS 2 @ 1,253 S.F.=2506 S.F.	18 EA. TOTAL SPACES
TOTAL = 10,154 S.F.	



LEGEND

INDICATES GROUP USEABLE OPEN SPACE
INDICATES CHILDREN'S PLAY AREA
INDICATES PRIVATE USEABLE OPEN SPACE

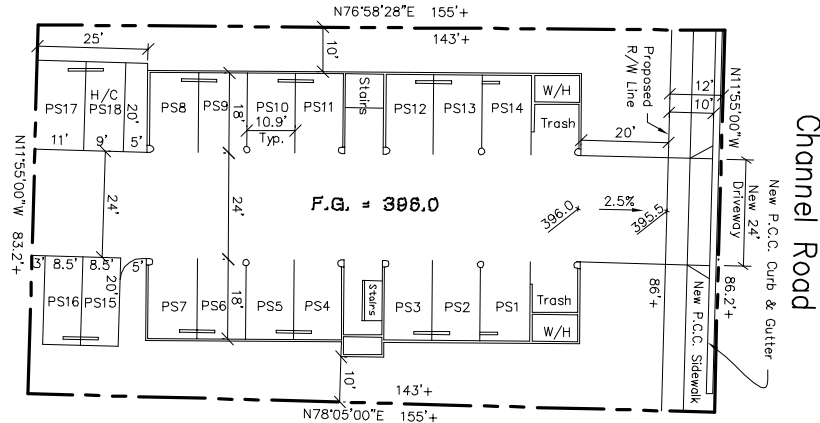
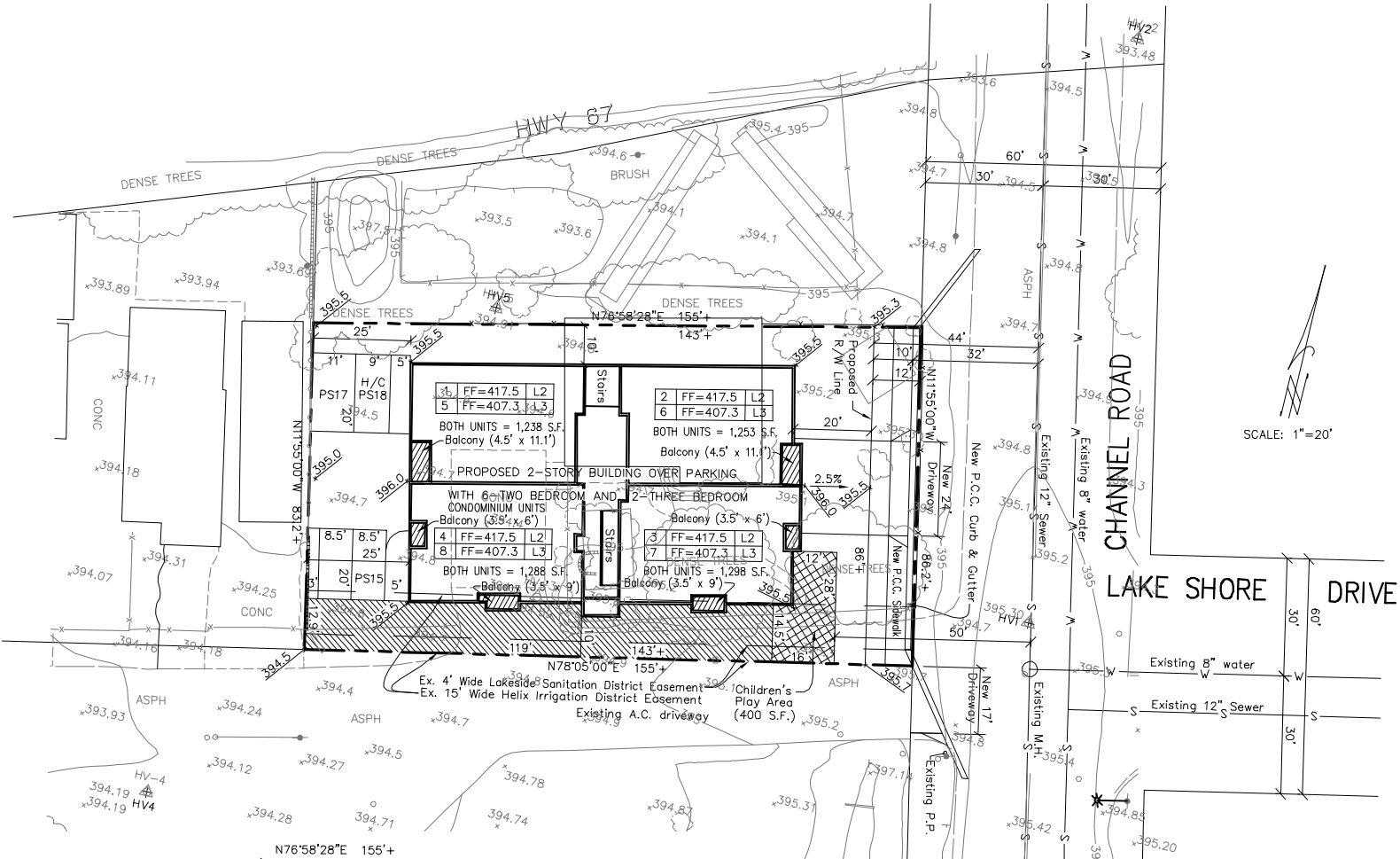
SOURCE OF TOPO:

AERIAL TOPO PROVIDED BY DMI,
DATE OF FLIGHT AUGUST, 2005.

BENCH MARK

DESCRIPTION: A CHISELED SQUARE IN WEST END S.W.
IN FRONT OF WOOD FRAME STORE.
LOCATION: 75' SOUTH C.L. WOODSIDE AVENUE, 0.38 MI.
WEST OF LAKESIDE POST OFFICE.
RECORD FROM: E.C. 0041
ELEVATION: 398.242 DATUM: U.S.C. & G.S.

TERRA SURVEYING CONSULTANTS
1179 HORSEMILL ROAD
EL CAJON, CALIFORNIA 92021
PHONE/FAX (619) 328-9614
(2005 - 22)



PARKING DETAIL
SCALE: 1"=20'

NOTE:
PS15 & PS16 ARE "GUEST
PARKING SPACES"

LEGAL DESCRIPTION:

PORTION OF LOT 54 OF EL CAJON VALLEY COMPANY'S LANDS, IN
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
MAP THEREOF NO. 289, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1886 AND THAT
PORTION OF SYCAMORE STREET AS CLOSED TO PUBLIC USE
NOVEMBER 6, 1902, BY ORDER OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN DIEGO.

ALL PARCELS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF
ONE HUNDRED SQUARE FEET OF SOLAR ACCESS FOR EACH
FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS
REQUIRED BY SECTION X OF THE SUBDIVISION ORDINANCE.

OWNER:

JACK WASSON
5480 BALTIMORE LANE
SUITE 204
LA MESA, C.A. 91942
(619) 464-9700, FAX (619) 464-9725

BY: JACK WASSON

EXISTING ZONING:

ZONE	USE REGULATIONS
RU29	ANIMAL REGULATIONS
Q	DENSITY
29	LOT SIZE (REQUIRED PER ZONE: 6,000 S.F.)
EXISTING 13,129 S.F.	BUILDING TYPE
L	MAXIMUM FLOOR AREA
-	FLOOR AREA RATIO
-	HEIGHT
G	LOT COVERAGE
-	SETBACK
K	OPEN SPACE
A	SPECIAL AREA REGS.
B	

LAND SURVEYOR:

TERRA SURVEYING CONSULTANTS
1179 HORSEMILL ROAD
EL CAJON, CA 92021
PHONE/FAX (619) 328-9614

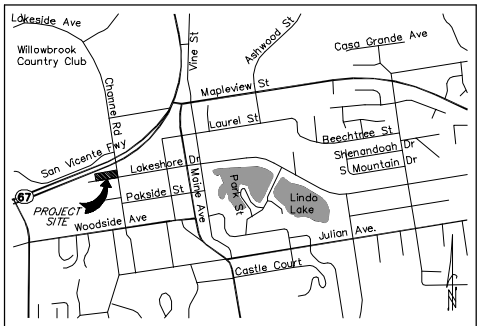


SIGNATURE OF PERSON WHO PREPARED THIS TENTATIVE MAP:
ALAN J. REAM LS 7619

GENERAL NOTES:

- TAX ASSESSORS NUMBER (APN): 394-101-08
TAX RATE AREA: 82186
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED
IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES,
THE MAXIMUM NUMBER OF DWELLING UNITS IS 8.
- GENERAL PLAN REGIONAL CATEGORY: CUD
- COMMUNITY PLAN AREA: LAKESIDE
- LAND USE DESIGNATION: (9) RESIDENTIAL
- ASSOCIATED PERMITS: SITE PLAN (STP 05-068).
- GRADING IS PROPOSED
- PARK DEDICATION: IN LIEU FEES TO BE PAID.
- REQUESTED VARIANCE: N/A
- EXISTING STREET LIGHTING PER CO. OF SAN DIEGO STANDARDS.
- THE PARCEL IS NOT SUBJECT TO THE
GROUND WATER ORDINANCE
- THE UNDERGROUNDING OF THE EXISTING OVERHEAD FACILITIES
HAS BEEN WAIVED BY THE BOARD OF SUPERVISORS PER
DOCUMENT NO. _____
- THERE WILL BE INDIVIDUAL GAS AND OR ELECTRIC METERING
PROVIDED FOR EACH UNIT AS SPECIFIED BY SECTION 81.110.B,
OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE.
- ALL PARKING STALLS, INCLUDING THOSE BELOW GRADE, AND ALL
HANDICAP STALLS SHALL PROVIDE A WHEEL STOP TO PREVENT
DAMAGE TO THE BUILDING WALLS AND LANDSCAPING FROM
VEHICULAR BUMPER OVER HANG.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE
DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT.
THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO
PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN
VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- THERE ARE THREE EXISTING ON-SITE EASEMENTS THAT ARE
NON-PLOTTABLE. THEY ARE WITH SAN DIEGO FLUME COMPANY,
SAN DIEGO CALIFORNIA & EASTERN RAIL ROAD COMPANY, AND
SAN DIEGO GAS & ELECTRIC COMPANY.

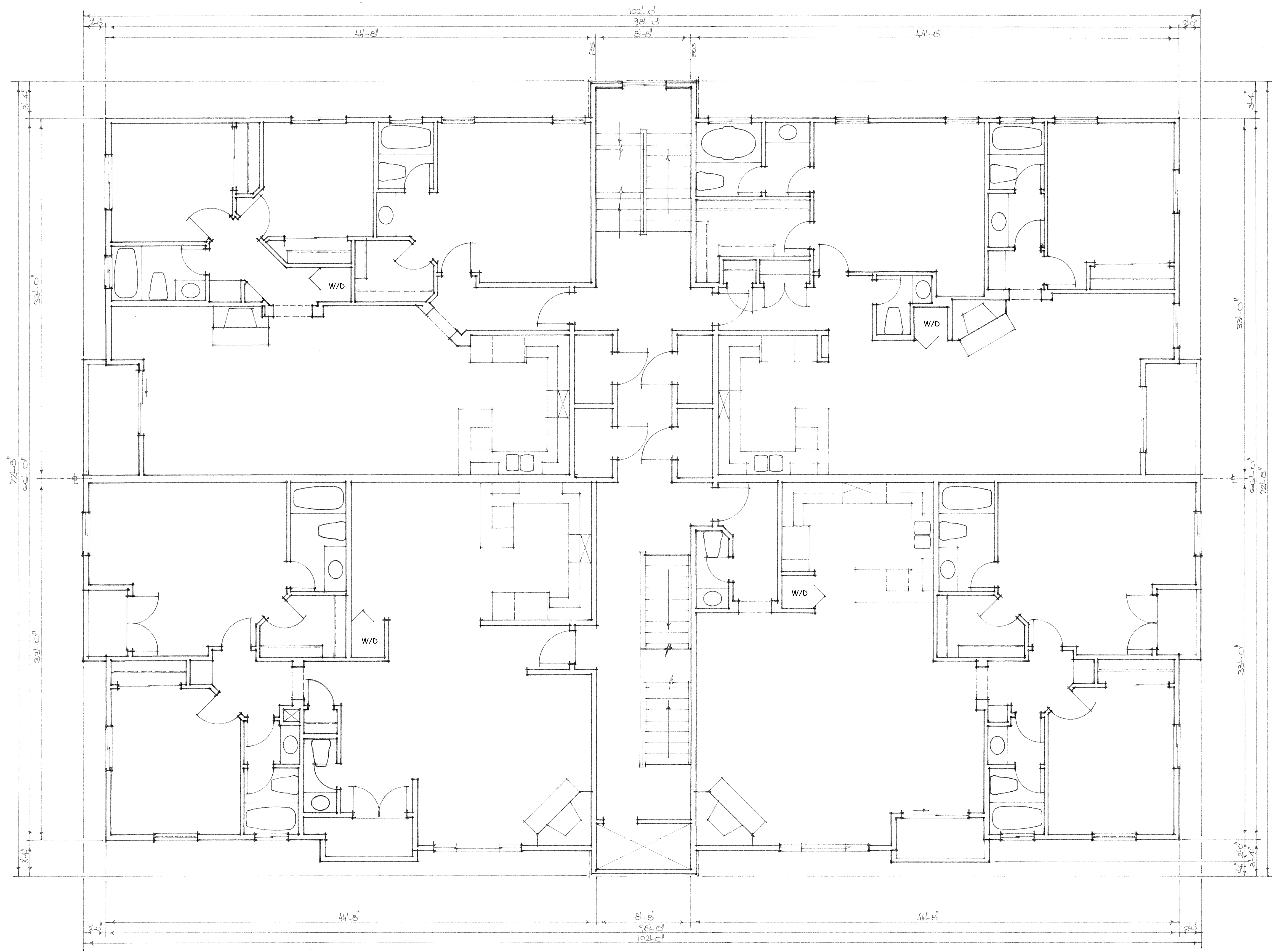
LOCATION AND STATUS OF EXISTING LEGAL ACCESS
TO SUBJECT PROPERTY FROM A PUBLICALLY
MAINTAINED ROAD: CHANNEL ROAD
WATER DISTRICT: PADRE DAM MUNICIPAL WATER DISTRICT, PADRE DAM
MUNI WATER IMP DIST C/LAKESIDE WATER DISTRICT LAND
SEWER DISTRICT: LAKESIDE SANITATION MAINTAINANCE DISTRICT L&I
FIRE DISTRICT: LAKESIDE FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: GROSSMONT UNION HIGH SCHOOL DISTRICT
LAKESIDE UNION GEN ELEMENTARY SCHOOL DISTRICT



VICINITY MAP
NO SCALE

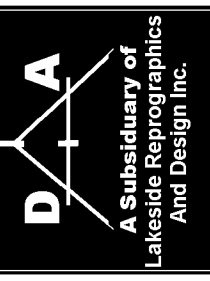
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OCTOBER 3, 2005
REVISED DECEMBER 18, 2006
REVISED APRIL 11, 2007
REVISED JANUARY 7, 2008



1ST LEVEL FLOOR PLAN — SCALE 1/4" = 1'-0"

REVISIONS	BY



D & A
Architectural
Landscape Architecture
And Design Inc.

CHANNEL AVE. CONDO'S
by design associates
keith a. shellman 1646 Pioneer Way El Cajon, Ca. 92020 619-440-3623
E - Mail lakerep@sbcglobal.net

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
P2a
OF SHEETS



SOUTH ELEVATION

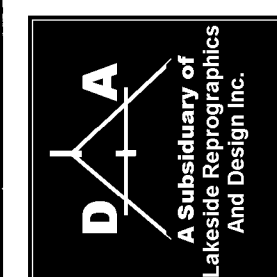
Scale 1/4" = 1' - 0"



EAST ELEVATION

Scale 1/4" = 1' - 0"

REVISIONS	BY



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by **design associates**
keith a. shellman 1646 Pioneer Way El Cajon, Ca. 92020 619-440-3623

DRAWN <i>Keith A. Shellman</i>
CHECKED
DATE AUG 16 2000
SCALE PER PLAN
JOB NO.
SHEET
P2b
OF SHEETS